



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, February 25, 2015

The regular meeting of the Quincy Planning Board will be held on
Wednesday, February 25, 2015 at 7:00 PM, in the
City Council Chambers, 2nd Floor, City Hall,
1305 Hancock Street, Quincy, Massachusetts 02169
The Public is welcome to attend.

AGENDA

- 7:00 PM** Call to Order by Chairman
Vote on minutes of the January 21, 2015 Planning Board meeting
- 7:00 PM** **Public Hearing – 18 & 22 Mechanic Street - Site Plan/Special Permit Approval Planning Board Case No. 2015-23**
In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, February 25, 2015 at 7:00 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 22 Mechanic Street, LLC c/o The Heritage Companies, 70 Quincy Avenue, Quincy, MA 02169 for Special Permit under Quincy Zoning Ordinance Title 17, Section 8.3.2 (Available Uses: Special Permit Required in Quincy Center Zoning District). The proposal is to construct a new thirty four (34) unit, 5 story residential building of approximately 44,513 square feet. The applicant also proposes parking, landscaping, drainage and other site modifications. The property contains 29,599 square feet of land and is located at **18 & 22 Mechanic Street**. The land is within the Quincy Center Zoning District and the Flood Plain District and is shown on Assessors Map 1143, Lots 3 & 4.
- 7:15 PM** **Continued Public Hearing – 116 East Howard Street – Special Permit/Site Plan Approval, Planning Board Case No. 2015-17**
- 7:30 PM** **Public Hearing - 74 – 118 Granite Street – Special Permit - Planning Board Case No. 2015-26**
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, February 25, 2015 at 7:30 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Grossman Properties, 859

Willard Street, Ste. 501, Quincy, MA, for a Special Permit under Quincy Zoning Ordinance Title 17, Section 5.3.6 (Signs). Applicant proposes modifications to both the message boards and graphic cabinets of the existing rooftop and highway arterial signs that are maintained at **74 – 118 Granite Street, Granite Shopping Center**. Both existing signs are located within the Business B zoning district, see Assessors' Plan No. 1167, Lot 19/ Plot 1.

7:45PM Public Hearing – 60 Newbury Street – Site Plan/Special Permit Approval, Planning Board Case No. 2015-25

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, February 25, 2015 at 7:45 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Bromfield Development LLC, Paul Adamson Mgr., 46 Crabtree Road, Quincy, MA, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking). Applicant proposes to construct a new 21,924 square foot, 5-story, 16-unit residential building and approval for the construction and extension of Newbury Street. The applicant also proposes landscaping, drainage and other site modifications. The property contains 19,841 square feet of land and is located at **60 Newbury Street**. The land is within the Business C zoning district and is shown on Assessors Map 6168, Lot B6.

8:00 PM Continued Public Meeting - 1400 & 1442 Hancock Street - Certificate of Consistency – Planning Board Case #2015-CoC01

Board to review and vote on Certificate of Consistency

BUSINESS MEETING:

- Quarry Hills Recreation Complex/Granite Links Golf Club Planning Board Case No. 2015-27 - Modification to Council Order #2000-207
- Manet Lake – Conservation Commission Request for Determination of Applicability for proposed monitoring well installation.

- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

This Agenda is Subject to Change Without Notice